



**BUILDING AND SAFETY DEPARTMENT  
21000 Hacienda Blvd  
California City, CA 93505  
(760) 373-7162**

## **MANUFACTURED/CONVENTIONAL HOME REQUIREMENTS CALIFORNIA CITY, CA**

1. Shall not exceed 2 ½ stories or thirty-five (35) feet in height.
2. Twenty-five (25) foot front yard setback.
3. Five (5) foot side and rear yard setback if one story, a ten (10) foot side faces the side street then a minimum of fifteen (15) feet is required from the property line to the structure.
4. Buildings shall be separated by at least six (6) feet.
5. Each Single-family dwelling shall contain not less than 1200 square feet of the building area and be at least twenty-four (24) feet wide. Multiple-story single family dwellings shall have a ground floor containing not less than 750 square feet.
6. Manufactured dwellings located on a lot permitting conventional single family dwelling shall have a concrete foundation or support system sufficient to support all loads of and on the structure including wind and seismic loads. The distance between the ground floor and grade shall be not less than six (6) inches nor more than twelve (12) inches, provided, a variance may be granted to allow floors more than twelve (12) inches above grade. The floor may not be more than twenty-four (24) inches above grade. Ventilation of two (2) square feet shall be provided for each twenty-five (25) lineal feet of foundation, and one (1) square foot of ventilation shall be provided within five (5) lineal feet of each corner.
7. Except in a mobile home park, each single family dwelling and each manufactured home unit shall have a garage or carport measuring not less than 400 square feet with a 3/12 roof pitch. Approach to such area shall be provided by means of an asphalt or concrete driveway.
8. Roof eaves shall not be less than sixteen (16) inches. The Building Official may allow less roof eave width when necessary to accommodate a recognized architectural style.
9. Manufactured/Conventional Home must have engineered fire sprinkler system.

In addition, due to the extreme wind conditions in the City, the Building Official requires all roofing that is asphalt composition be high-wind rated dimensional shingles.

If propane is to be used and the gas lines are under the floor and approved venting system consisting of sloped areas to a drain with minimum 3' PVC or ABS pipe vented to the outside minimum 10 (ten) feet from the structure and terminating minimum 6 (six) inches above the ground with provisions at both ends to prevent rain, rodents and debris from blocking the pipe must be provided. Hopefully this will answer all necessary questions regarding the installation and construction of housing within the City. If you need further assistance please contact the Building Official at 760-373-7162.

(Revised 7/15/15)